

121.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

730,500 / 730,500

USE VALUE:

730,500 / 730,500

ASSESSED:

730,500 / 730,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PEABODY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHIN ARTHUR/TRUSTEE	
Owner 2: ARTHUR CHIN TRUST	
Owner 3:	

Street 1: 21 PEABODY ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHIN FAI JEAN -

Owner 2: -

Street 1: 21 PEABODY ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,869 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1971, having primarily Vinyl Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3869		Sq. Ft.	Site		0	90.	1.39	10									482,462						482,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3869.000	248,000		482,500	730,500			77801
							GIS Ref		
							GIS Ref		
							Insp Date		
							04/28/18		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	248,000	0	3,869.	482,500	730,500	730,500 Year End Roll
2019	101	FV	230,800	0	3,869.	509,300	740,100	740,100 Year End Roll
2018	101	FV	230,800	0	3,869.	375,200	606,000	606,000 Year End Roll
2017	101	FV	230,800	0	3,869.	359,200	590,000	590,000 Year End Roll
2016	101	FV	230,800	0	3,869.	332,400	563,200	563,200 Year End
2015	101	FV	213,100	0	3,869.	278,800	491,900	491,900 Year End Roll
2014	101	FV	213,100	0	3,869.	272,300	485,400	485,400 Year End Roll
2013	101	FV	213,100	0	3,869.	259,500	472,600	472,600

SALES INFORMATION

TAX DISTRICT									PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
CHIN FAI JEAN	43951-161		10/25/2004	Family		1	No	No		
CHIN ARTHUR & J	23534-274		8/13/1993			1	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/1997	124	Manual	10,550					V/SIDING-WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
11/18/2017	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	266	PATRIOT
7/9/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

